

*Planning Board Minutes  
January 9, 2008*

***PUBLIC HEARING***

*Lincoln Town Hall  
Conference Room  
Main Street, Lincoln, New Hampshire*

Present: Chairman Pat Romprey, Vice Chairman Joe Chenard, Member John Hettinger, Clerk Jim Spanos, Selectmen's Representative Peter Moore and Alternate Charlie Cook

Staff Present: Stacey Boyce – Planning Administrator, Ted Sutton – Town Manager

Others Present: Susan Chenard, Ed Brisson, Steve LaFrance, Alex Ray, Chris Mulleavey, and Rick Kelley

**6:05 PM CALL TO ORDER by Chairman Romprey; announcement of excused absences, if any, and seating of alternates(s), if necessary.**

Chairman Romprey called the meeting to order and welcomed those present. Full quorum present.

Alternate Chrystal and Alternate Freddie were excused.

**6:06 PM CONSIDERATION of Draft Meeting Minutes for December 12<sup>th</sup>, 2007**

Member Hettinger made a **motion** to approve the minutes of December 12<sup>th</sup>; seconded by Clerk Spanos. Chairman Romprey abstained, as he was not present for this meeting.

**6:08 PM CONTINUATION** of application for Site Plan Review submitted by Michael Norman for Alex Ray (Tax Maps 4 & 17, Lots 7.1 & 39)  
Proposal: Seeks approval to expand the existing restaurant to include the construction of a new 2-story, 34-room inn, associated driveways and utilities.  
Planning Board: Acceptance of the Completed Site Plan Review Application.  
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Mr. Sutton said there have been a number of continuations on this application, as requested by the applicant. There have been ongoing meetings between the Superintendent of Public Works, Bill Willey, Chris Mulleavey of Hoyle, Tanner and Associates, Steve LaFrance of Horizons Engineering, John Hettinger and Ted Sutton to resolve any possible issues with this application. Mr. Sutton said he believes that all of them have been addressed to the satisfaction of all parties.

Mr. Mulleavey agreed and said he feels all issues have been addressed and the Board can proceed.

Vice Chairman Chenard asked if the two parcels of land will be kept separate or if they will be merged. Mr. Ray said he plans to merge them.

Vice Chairman Chenard asked if the parking is adequate without using the land currently leased from the Town. Mr. LaFrance said no it was not. Mr. Sutton said the Town is in the process of coming to an agreement with Mr. Ray regarding his purchase of land he now leases but there are further discussions and decisions needed on behalf of the Board of Selectmen.

Mr. Ray said the Inn will have sufficient parking on its own parcel of property and would not further impact any parking issues at the restaurant.

Mr. Sutton said there should be a condition added in the event this application is approved requiring no parking signs around the properties to avoid future problems and give the Police Department the ability to ticket cars that violate the restrictive parking.

Chairman Romprey asked if Mr. Ray would have any objections to putting a (2) two foot apron near the entrance by the Kancamagus Motor Lodge. Mr. Ray said that as long as the State has no issues with it he would not have any problems.

Selectmen's Representative Moore made a **motion** to open the public hearing; seconded by Vice Chairman Chenard. Vote was unanimous.

There were no comments made.

Clerk Spanos made a **motion** to close the public hearing; seconded by Vice Chairman Chenard. Vote was unanimous.

Mr. Sutton noted for the record that the sewer line that this applicant will be using is not the same one that is being used by Lincoln South Mountain Partners at the Rapids Development, as established by the Superintendent of Public Works, Bill Willey.

Chairman Romprey noted there was a clerical error in the application – it was stated this building would be a 2-story building when it is actually a 2½-story building.

Selectmen's Representative Moore made a **motion** to approve the application with 4 conditions; seconded by Vice Chairman Chenard. Vote was unanimous.

Conditions of the application:

1. Must provide the Board with a document showing an easement with a right to pass and re-pass on the property owned by Jori Properties.
2. Applicant will be responsible for the cost and installation of the No Parking signs to be placed around the perimeter of the applicant's property, locations to be determined by the Town of Lincoln.
3. Widen the Pollard Road east apron by 2-feet from Route 112 to the Common Man Property.

4. Mutual letters of intent procured from the applicant and the Town of Lincoln to buy and sell the property currently leased by the Common Man restaurant for parking.

**6:46 PM PUBLIC HEARING** on the Lincoln Sign Ordinance for proposals to make amendments to the existing Ordinance:

Member Hettinger made a **motion** to open the public hearing; seconded by Vice Chairman Chenard. Vote was unanimous.

Mr. Kelley said a number of years ago there was interest in eliminating all internally illuminated signs. Selectmen's Representative Moore said the original draft did completely eliminate them however as part of a compromise among the Board it was decided to keep them in the Ordinance.

Mr. Kelley feels there will be no change in the direction the Town wants to see signage go in the future if there are no adjustments made now. He would like to see a standard architectural sign requirement within the Town and find a way to have all the other signs in Town upgraded to meet these standards.

Selectmen's Representative Moore said it is hoped that the revision of the Sign Ordinance will make the appearance of the signs in Town more attractive. This revised Ordinance has been worked on for more than a year and many issues have been worked through.

After further discussion on whether to allow or disallow internally illuminated signs within the Town and in which districts. A compromise was reached to not allow them in the Village Center District.

As recommended by Mr. Kelley, Selectmen's Representative Moore made a **motion** to change the Sign Ordinance to disallow internally illuminated signs in the Village Center District, seconded by Chairman Romprey. Motion passed with 3 yay's, one nay and one abstention.

It was noted that there will need to be another public hearing held to accept this change, which will be January 23<sup>rd</sup> at 6:00 pm.

Mr. Brisson asked for clarification on a few items within the Ordinance to do with easements and signs on other properties not owned by the sign permit applicant.

**7:29 PM REVIEW AND COMMENT** on the MATRIX REPORTS and OPEN FILES pertaining to:

- A. Land Use Subdivision and Site Plan Applications/Approvals
- B. Building Permit Applications
- C. Sign Permit Applications

No comments were made.

**7:31 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

The Board reviewed the language for revising a section in the Cluster Development portion of the Land Use Plan Ordinance.

Selectmen's Representative Moore made a motion to accept the revision to the Land Use Plan Ordinance regarding the Cluster Development; seconded by Member Hettinger. Vote was unanimous.

The Town's attorney, Peter Malia, will review the wording to ensure its effectiveness.

*"A minimum of 15,000 square feet is required per unit in a Cluster Development."*

**7:39 PM PUBLIC INPUT** on Specific Issues –

There was no discussion.

**7:40 PM ADJOURNMENT**

Vice Chairman Chenard made a **motion** to adjourn, seconded by Member Hettinger. Vote was unanimous.

Dated: January 23, 2008

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Pat Romprey, Chairman